

Buy. Sell. Rent. Let.



Beacon Court, Grimsby



When it comes to
property it must be


lovelle



£390,000



An immaculate, detached four-bedroom family home on a generous plot near Cleethorpes, offering three reception rooms, a high-spec kitchen opening to landscaped gardens with open-field views, plus a large driveway and double garage in a popular residential area of Grimsby.

Key Features

- Executive Detached House
- Positioned Well For Cleethorpes Seafront
- Generous Plot With Open Green Spaces To Rear
- Four Bedrooms & Two Bathrooms
- Stunning Kitchen, Utility Room & Three Reception Areas
- uPVC DG, GCH, CCTV & Alarmed
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this executive detached four-bedroom house for sale in an immaculate condition, occupying a generous plot in a popular residential area of Grimsby, very near to Cleethorpes and with open fields to the rear. The property provides well-planned family accommodation with three reception areas, a high-specification kitchen and landscaped gardens, complemented by a large driveway and double garage.

A large welcoming hallway with return stairs to the first floor sets the tone for the rest of the house. From here, doors lead to the main living spaces. The lounge features parquet flooring and a log burner, creating a comfortable family space. A separate dining room with oak flooring is open plan to the sun room, forming a flexible area for both everyday use and entertaining. The sun room continues the sense of connection to the outdoors, with French doors opening onto the garden.

The kitchen is a particular feature, fitted with wall and base units and a matching centre island with breakfast bar seating. There is provision for a range-style oven, along with a sink and integrated dishwasher. Bifold doors open directly to the garden, enhancing natural light and providing easy access for outdoor dining. Adjoining the kitchen is a utility room, which in turn gives access to a cloakroom with sink and wc, providing useful additional facilities and storage away from the main living area.

On the first floor, the property offers four bedrooms. The main bedroom is a large double with a walk-in wardrobe and its own en-suite shower room comprising shower, sink and wc. The second bedroom is also a double and benefits from built-in wardrobes. Bedroom three is a further double room, and the fourth bedroom is of a generous size, allowing versatile use as a bedroom, study or hobby room if required. The family bathroom serves the remaining bedrooms and includes an inset freestanding roll-top bath, sink and wc, together with a range of vanity units providing storage.

Externally, the house is set on a generous plot with a large driveway leading to a double garage, providing extensive off-road parking. The landscaped gardens are arranged to make the most of the outdoor space, with a summer house offering additional leisure or hobby space. The rear aspect over open fields gives a pleasant outlook. The property further benefits from uPVC double glazing, gas central heating, and an alarm and CCTV system.

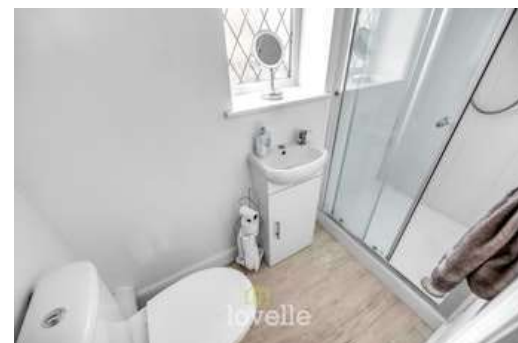
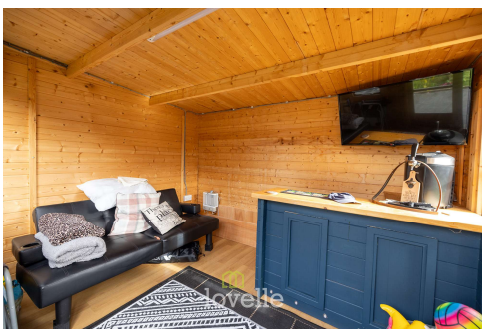
The location provides access to local amenities in both Grimsby and nearby Cleethorpes, including shops, cafes and leisure facilities. Families will appreciate the nearby schools and recreational areas, with a choice of parks and coastal attractions including Cleethorpes promenade within easy reach. Public transport links include local bus services connecting through Grimsby and towards Cleethorpes. Grimsby Town railway station offers services to destinations such as Manchester and Sheffield, with journey times of around two to three hours depending on connections, making this a practical base for commuters requiring rail access while enjoying a residential setting close to the coast.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

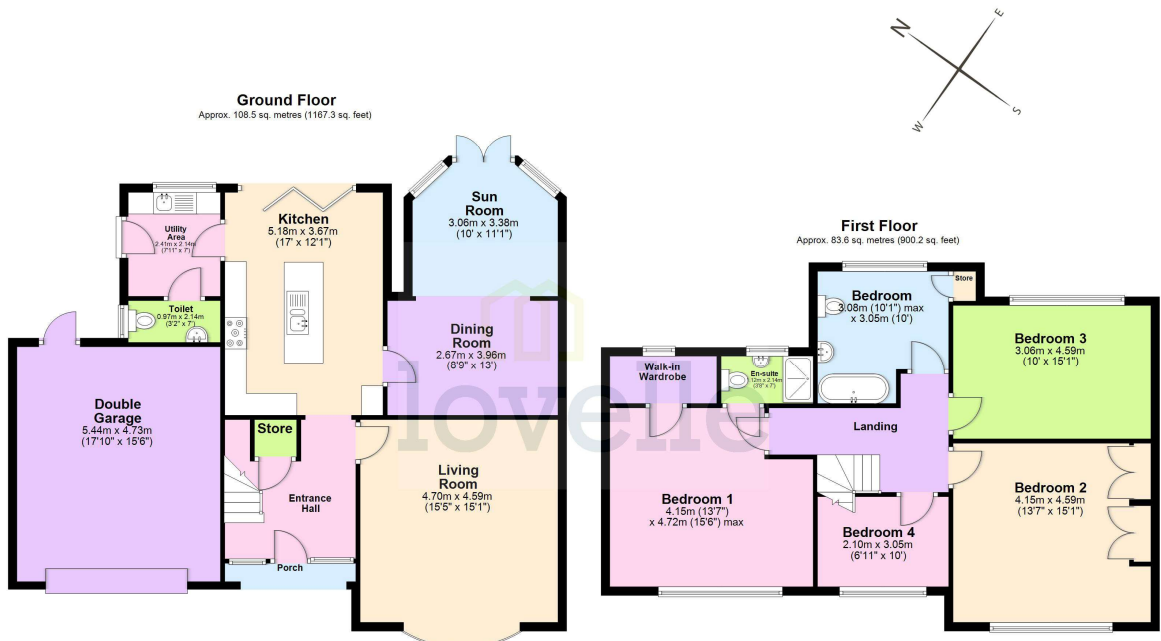
Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.









Total area: approx. 192.1 sq. metres (2067.5 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.

When it comes to **property**
it must be


lovelle

01472 251918
grimsby@lovelle.co.uk

